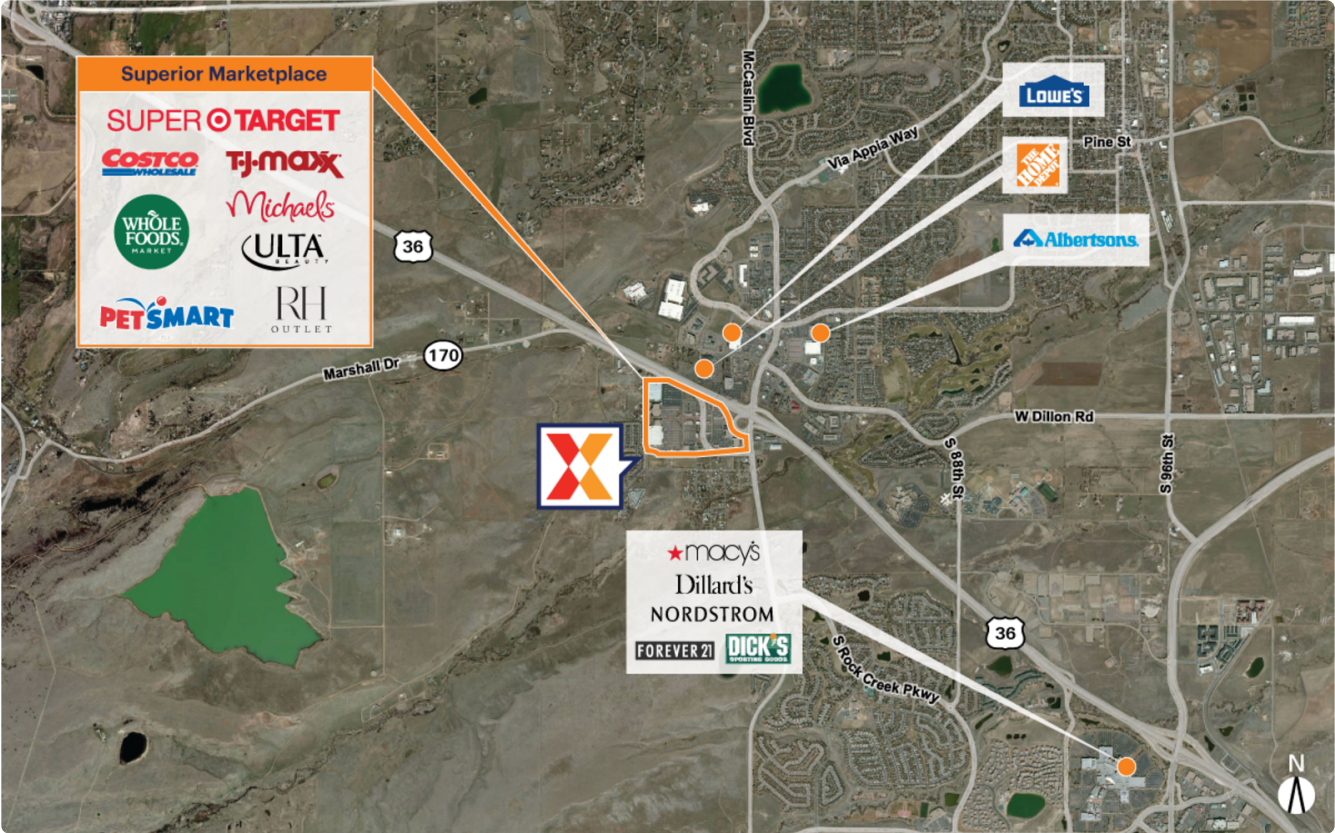


Superior Marketplace

Boulder County Boulder, CO 269,410 Sq Ft

600 Center Drive | Superior, CO 80027

39.9574, -105.1716



Demographics	1 Mile	3 Miles	5 Miles
Population	4,555	37,518	99,338
Daytime Pop.	7,638	44,598	124,879
Households	1,908	15,401	41,860
Income	\$192,969	\$196,216	\$182,622

Source: Synergos Technologies, Inc. 2024

Market-dominant power center anchored by SuperTarget, Costco, and Whole Foods Market drawing an estimated 4.8M+ annual visits (Placer.ai 2024)

Strong daytime population of 42K+ within 3-miles and close proximity to the 114-bed Avista Adventist Hospital

Surrounded by an affluent and well-educated population with an average household income of \$176K+ and 70% college educated within a 3-mile radius

High visibility from 21K+ VPD on Marshall Dr and convenient accessibility from Denver Boulder Turnpike with 78K+ VPD (Kalibrate, 2022)



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Available Spaces

10	1,364 Sq Ft	360°	D8	2,837 Sq Ft	360°
11	1,405 Sq Ft	360°	OPO 1	0 Sq Ft	
22	22,489 Sq Ft	360°			

Current Tenants

Space size listed in square feet

02	ULTA Beauty	10,652	B1G	The UPS Store	1,496
02A	Barnes and Noble	19,949	B1H	Lindora	1,325
03	T.J. Maxx	30,000	B1I	Whole Foods Market	1,272
04	Michaels	23,991	B1J	Mattress Firm	2,681
06	High Point	1,265	B2A	Panera Bread	5,038
	Chiropractic		B2E	Crumbl Cookies	1,304
07	Superior Baby Care	1,320	D2	Fearless Motion	2,863
08	Boot Barn	23,750		Dance Center	
09	PetSmart	19,235	D3	CBArt Studio	1,354
12	Deluxe Nails	1,320	D4	Santiago's Mexican	1,022
13	Facial Aesthetics Inc	3,870		Restaurant	
14	Trael Fine Jewelry	1,320	D6	Wayne's Smoke	3,086
16	Waxing The City	2,640		Shack	
17	Fearless Motion	3,500	D7	Little Princess Spa	1,533
	Dance Center		E1	Marketplace Dental	5,000
18B	Mobility Plus	3,135		Group	
19	Twisted Stitches	2,639	NAP01	Costco Wholesale	0
19A1	Town of Superior	1,205	NAP02	Casa Agave	0
19B	Area 51 Smoke &	1,384	NAP03	Target	0
	Vape		NAP04	Ethan Allen	0
19C	Gary Dixon, DDS	1,284	NAP05	Pharaohs American	0
20	Chuck E. Cheese's	10,800		Grill	
21	Whole Foods Market	32,114	NAP06	Misaki Japanese	0
22A	Goldfish Swim	16,726	NAP07	Verizon Wireless	0
	School		NAP08	Panda Express	0
B1F	Envie Nails & Spa	1,242			

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

